

Waterville

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04708

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QUITCLAIM DEED

Know all persons by these presents, that **CONSOLIDATED FREIGHTWAYS CORPORATION OF DELAWARE**, a Delaware corporation ("Grantor"), whose mailing address is 805 Broadway, Suite 205, Vancouver, WA 98660, for consideration paid by **OAKHURST DAIRY**, a Maine corporation ("Grantee"), whose mailing address is 364 Forest Avenue, Portland, ME 04101, the receipt whereof Grantor does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto Grantee, its successors and assigns forever,

See Exhibit A attached hereto and by this reference incorporated herein.

Sold pursuant to U.S. Bankruptcy Court, Central District of California, Riverside Division, Case No. RS-02-24284-MG, Order Authorizing Debtors to Approve Sale of Real Property Owned by Consolidated Freightways Corporation of Delaware (Augusta Facility) dated and filed March 12, 2004.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee's heirs and assigns, and their use and behoof forever.

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Waterville (Augusta), ME

③ A.L.C.

Waterville (Augusta), ME

62-17

EXHIBIT A
Legal Description

A certain lot or parcel of land situated on the Southerly side of Industrial Road in the City of Waterville, County of Kennebec, and State of Maine bounded and described as follows:

Beginning at an iron pipe on the Southerly sideline of said Industrial Road, said iron pipe being distant 305 feet on a bearing of N 83° 57' 20" E from the intersection of the Southerly sideline of said Industrial Road with the Easterly sideline of said Industrial Road as shown on a plan entitled "Waterville Industrial Park, Waterville, Maine" by A.E. Hodsdon Consulting Engineer, dated Dec. 1976, thence N 83° 57' 20" E along the Southerly sideline of said Industrial Road, 227.85 feet to a point;

Thence N 85° 57' 40" E along the Southerly sideline of said Industrial Road, 137.15 feet to an iron pipe;

Thence S 00° 20' 00" E, along a proposed 60 foot right of way, 480.00 feet to an iron pipe;

Thence S 85° 17' 00" W, across land of the Waterville Area Industrial Development Corporation, 320.00 feet to an iron pipe;

Thence N 05° 42' 40" W, across land of the Waterville Area Industrial Development Corporation, 475.00 feet to the point of beginning;

Being a portion of the premises conveyed by Norbert Rancourt to Waterville Area Industrial Development Corporation by deed dated March 3, 1958 and recorded in Kennebec County Registry of Deeds Book 1108, Page 108;

Being the same premises conveyed by the Waterville Area Industrial Development Corporation to Spector Terminals, Inc. (predecessor in interest by merger to Telecom Properties, Inc.) by deed dated August 23, 1979 and recorded in Kennebec County Registry of Deeds Book 2236, Page 192.

Reference is made to plan entitled "Plan of Land in Waterville, Maine for Spector Industries" by Owen Haskell, Inc., dated July 26, 1979 recorded in Plan File C-79122, Kennebec County Registry of Deeds.

All bearings magnetic in 1979.

The property is conveyed subject to (1) the covenants and restrictions contained in the deed from Waterville Area Industrial Development Corporation to Spector Terminals, Inc., predecessor in interest to Telecom Properties, Inc., dated August 23, 1979 and recorded in Kennebec County, Maine, Registry of Deeds Book 2236, Page 192, and (2) rights relating to the stream shown on the plan entitled "Plan of Land in Waterville, Maine, for Spector Industries" by Owen Haskell, Inc., dated July 26, 1979, recorded in Plan File C-79122, Kennebec County Registry of Deeds, (3) any and all utility easement granted to Central Maine Power Company and/or New England Telephone & Telegraph Company, whether recorded or unrecorded, and (4) all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.